



Bellmawr Redevelopment Agency

Regular Meeting of the
Board of Commissioners |
Tuesday, December 9, 2025 @ 5pm



Open Meeting

- Call to Order
- Reading of OPMA Statement:
 - On February 3, 2025, notice of this meeting was placed on the official Bellmawr Redevelopment Agency website, and e-mailed to both the *Courier- Post & Gloucester City News* newspapers for publication. The official 'Notice to Borough Clerk' was emailed on February 3, 2025, which included requests for posting of the Notice to the official Borough of Bellmawr website & Bulletin Board.
 - *All requirements of the Open Public Meetings Act <OPMA> have been met in compliance with the Sunshine Law.*





Flag Salute





Roll Call

- Board of Commissioners

- Chairman Frank Filipek
- Vice Chair Ray Bider (Councilman- Bellmawr)
- Commissioner James D'Angelo (Councilman- Bellmawr)
- Commissioner Tom Whitman
- Commissioner Anil Patel
- Commissioner Jeff Simpson
- Commissioner Eric Beck

- Management / Professionals

- Joshua T. Tregear | Executive Director
- Michael J. McKenna, Esquire | Agency Solicitor
- Dennis McNulty | Agency Engineer

Meeting Agenda

Reading of Minutes: Regular Meeting – November 17, 2025

Communications

Commissioner's Reports

Executive Director's Report

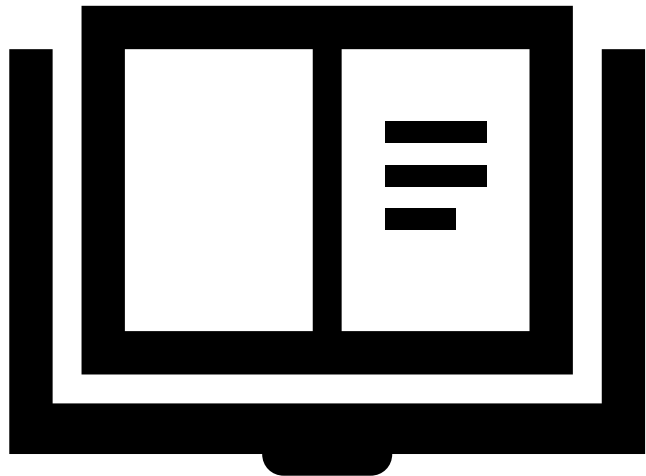
Solicitor's Report

Executive Session- Contracts

New Business

Public Portion

Adjournment



Reading of Minutes

Regular Meeting | November 17, 2025

Communications

- Redeveloper's Report <monthly> | Dec- 2025: *pending*

Commissioner's Reports

Chairman Frank Filipek

Vice Chair Ray Bider (Councilman- Bellmawr)

Commissioner James D'Angelo (Councilman- Bellmawr)

Commissioner Tom Whitman

Commissioner Anil Patel

Commissioner Jeff Simpson

Commissioner Eric Beck



Executive Director's Report | Key Items

- Professional Service Contracts- 2026
 - Resolution to release RFP approved at November meeting
 - Published/posted to Agency website 12/3/2025
- Year- End Closeout | ReOrg Planning
 - Close out financials
 - Prep for select vendor 1099 distribution
 - Coordinate any re-appointments w/ Boro
 - Overall planning/prep for ReOrg Meeting to be held late January 2026
- Financials | State Reporting
 - Budget- 2026: Intro at Nov. 2025 meeting; re-submit to NJ-DCA w/ 'Budget Narrative' resolution; Target Re-Org Meeting for Adoption
 - Audit- 2025: prep for coordination w/ Auditors; target Feb/Mar- 2026

Solicitor's Report

- Review Redeveloper's Report
- General Comments

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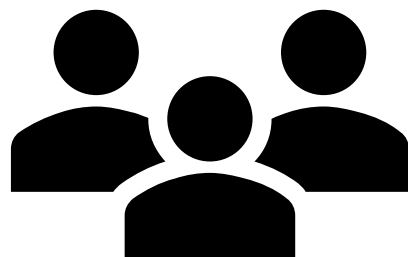
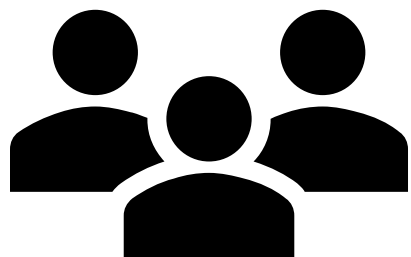
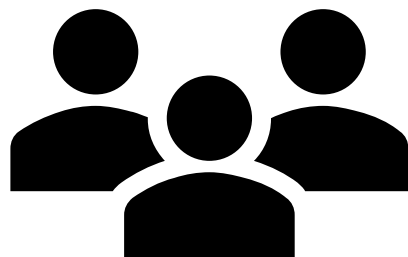
****** EXECUTIVE SESSION- CONTRACTS/NEGOTIATIONS ******



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- **RESOLUTION # 12:040-25 . . . REVIEW AND APPROVAL OF SITE LEASE REVISIONS**
- **RESOLUTION # 12:041-25 . . . AUTHORIZING NARRATIVE ON ANNUAL BUDGET INTRODUCTION- 2026 TO LOCAL FINANCE BOARD**
- **RESOLUTION # 12:042-25 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS**



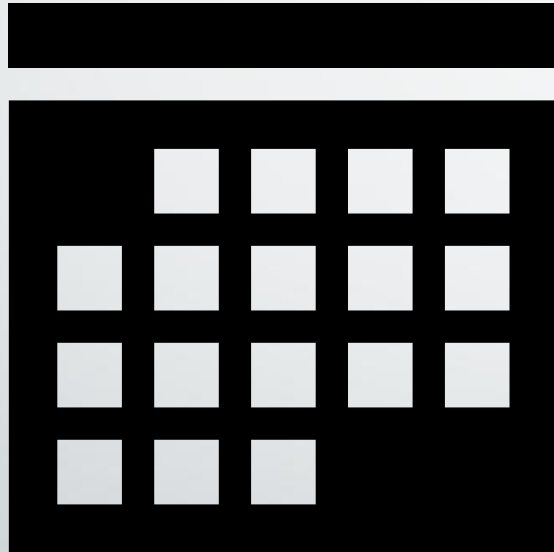
Public Portion



Meeting
Adjournment



Coming up. . .



Re-Org 2026 Meeting:
Tentative 1/20/2026



THANK YOU!!